

**PLANNING AND ZONING MEETING  
TUESDAY, NOVEMBER 25, 2014  
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at [www.casperwy.gov](http://www.casperwy.gov) on the Planning Commission web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Tuesday, November 25, 2014, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present:     Fred Maguire  
                             James Holloway  
                             Monte Henrie  
                             Ryan Waterbury  
                             Don Redder  
                             Gary Richards

Absent Members:     Mary England

Others Present:       Craig Collins, City Planner  
                             Dee Hardy, Administrative Assistant II  
                             Wallace Trembath, Assistant City Attorney  
                             Jason Knopp, City Engineer  
                             Chris Driscoll, 1905 CY Avenue

**II.     MINUTES OF THE PREVIOUS MEETING**

Chairman Maguire asked if there were additions or corrections to the minutes of the October 28, 2014 Planning & Zoning Commission meeting.

There being none, Chairman Maguire called for a motion to approve the minutes of the October 28, 2014 Planning & Zoning Commission.

Mr. Henrie made a motion to approve the minutes of the October 28, 2014 meeting. The motion was seconded by Mr. Holloway. All those present voted aye. Minutes approved.

**III.    PUBLIC HEARING**

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

**PLN-14-066-R** – Petition to replat a portion of Lot 7B of the Park Ridge Medical Campus No. 2 Addition, Lots 7A and 7B, to create Park Ridge Medical Campus No. 2 Addition, Lots 14, 15, and 16 comprising 13.80-acres, more or less, generally located north of East 2<sup>nd</sup> Street on Granite Peak Drive. Applicant: Granite Peak Development, LLC.

Craig Collins, City Planner, presented the staff report which recommended that the Planning and Zoning Commission acknowledge the withdrawal of this case.

Chairman Maguire entertained a motion to acknowledge the withdrawal of case PLN-14-066-R regarding the annexation.

Mr. Richards made a motion to acknowledge withdrawal of PLN-14-066-R. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

**The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.**

**PLN-14-067-R** – Petition to vacate and replat all of Lots 16 – 32, inclusive, Tract H and portions of Tract G and Yosemite Parkway, Cloud Peak Lane, Greenway Park II, to create Greenway Park III, comprising 18.569-acres, more or less, generally located north of East 21<sup>st</sup> and east of South Missouri Streets. Applicant: Haystack Properties, LLC.

**PLN-14-068-S** – Planned Unit Development (PUD) site plan amendment for the Greenway Park PUD (also known as “The Preserve”), for all of Lots 16-32, inclusive, Tract H and portions of Tract G and Yosemite Parkway, Greenway Park II Addition, thereby creating Phase III, “The Enclave at Greenway Park,” Said amendment to the PUD proposes to increase the allowable site density from a maximum of 450 dwelling units to a maximum of 530 dwelling units, and is reconfiguring the overall site and street layout. The Greenway Park PUD is generally located north of East 21<sup>st</sup> Street and east of South Missouri Avenue. Applicant: Haystack Properties, LLC.

Craig Collins, City Planner, presented the staff report which recommends that the Planning and Zoning Commission continue the replat request to create Greenway Park III and the PUD (Planned Unit Development) site plan amendment to the Greenway Park PUD (also known as “The Preserve”), to the January 27, 2015 public hearing.

Chairman Maguire entertained a motion to continue Case # PLN-14-067-R, replat to create Greenway Park III and PLN-14-068-S the PUD (Planned Unit Development) site plan amendment to the Greenway Park PUD (also known as “The Preserve”), to the January 27, 2015 public hearing.

Mr. Waterbury made a motion to continue Cases # PLN-14-067-R and PLN-14-08-S to the January 27, 2015 public hearing. The motion was seconded by Mr. Redder. All those present voted aye. Motion carried.

**The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.**

**PLN-14-070-R** – Petition to vacate and replat a portion of West Garden Creek Addition No. 2, Block 5, Lots 6 and 7, to create “West Garden Creek Addition No. 2, Block 5, Lots 6A and 6B,” , *(name changed to LCC Addition, Lots 1 and 2)*, comprising 9,486 square feet, more or less, located at 1905 CY Avenue. Applicant: Chris Driscoll.

Mr. Collins, City Planner, presented the staff report which recommended that the Planning and Zoning Commission approve the replat creating the LCC Addition, Lots 1 and 2, and forward a “do pass” recommendation to the City Council.

Mr. Collins entered six (6) exhibits into the record for this case.

Chairman Maguire opened the public hearing and asked for the person representing the case to come forward and explain the application.

Chris Driscoll, 1905 CY Avenue, spoke in favor of this case.

Chairman Maguire asked for anyone wishing to comment in favor of or opposition to this case.

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table case PLN-14-070-R.

Mr. Holloway made a motion to approve case PLN-14-070-R, a replat creating LCC Addition, Lots 1 and 2, and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

#### **IV. COUNCIL ACTIONS:**

There were none.

## V. SPECIAL ISSUES:

Appointment of two (2) Planning and Zoning Commissioners to the OYD (Old Yellowstone District) Advisory Board, for a one-year term ending December 31, 2015.

Chairman Maguire entertained a motion for appointment of two (2) Planning and Zoning Commissioners to the OYD (Old Yellowstone District) Advisory Board.

Mr. Waterbury made a motion to appoint Monte Henrie and Mary England to the OYD (Old Yellowstone District) Advisory Board, for a one-year terms ending December 31, 2015. The motion was seconded by Mr. Holloway. All those present voted aye. Motion carried.

## VI. COMMUNICATIONS:

A. Commission:  
There were none.

B. Community Development Director:  
New Business.

Mr. Collins stated the December Planning & Zoning Commission will be held Thursday, December 11, 2014, with one case on the Agenda. He advised there would be a training Wednesday, December 17, 2014.

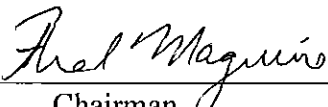
Old Business:  
There were none.

C. Other Communications:  
There were none.

D. Council Liaison:  
There were none.

## VII. ADJOURNMENT

Chairman Maguire called for a motion for the adjournment of the meeting. A motion was made by Mr. Redder and seconded by Mr. Henrie to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6: 15 p.m.

  
Chairman

  
Secretary